

SITE PLAN
SCALE: 1" = 20'-0"
PROJECT NORTH

THE BASIS FOR THIS DESIGN IS AS DIRECTED BY OWNER. WE ARE ADDRESSING THE NORTH (2) PARCELS (TAX LOTS 2101 & 2103) AS A STAND ALONE PROJECT. THE SOUTH PARCEL, TAX LOT 2200 IS NOT PART OF THIS APPLICATION.

LOCATION OF ALL SITE ELEMENTS IS FROM ARCHITECT'S FIELD MEASUREMENTS, AND ARE APPROXIMATE.

SEE SHEET A105 SITE DETAILS FOR ADA PARKING SPACE REQUIREMENTS

PARKING REQUIREMENTS		
PARKING SPACE REQUIREMENTS		1 SPACE PER 1,000 SQ.FT.
PER CPMC CHAPTER 17.65.50, TABLE 3 CPMC 17.08 DEFINITIONS - VEHICLE SALES, RENTAL AND REPAIR		
	AREA	PARKING SPACES REQUIRED
EXISTING BUILDING AREA	4,538.50	5
PROPOSED ADDITIONAL AREA	876.9	1
REDUCTION FOR BUS SERVICE	25%	-1
TOTAL	5,415.40	5

PROPERTY LINE INFORMATION AND LOCATIONS OF BUILDINGS AND OTHER IMPROVEMENTS ARE BASED ON "TOPOGRAPHIC MAP OF SURVEY" BY NEATHAMMER SURVEY, INC., DATED: 02/25/2020, PROJECT No. 20010

LANDSCAPE AREA	
SYMBOL	AREA
(A)	179 SQ.FT.
(B)	67 SQ.FT.
(C)	103 SQ.FT.
(D)	48 SQ.FT.
(E)	34 SQ.FT.
TOTAL	431 SQ.FT.

KEY NOTES

KEY NOTES FOR THIS SHEET ONLY

- 01 EXISTING UTILITY POLE
- 02 EXISTING STREET LIGHT
- 03 NOT USED
- 04 EXISTING CURB CUT ALONG FRONT STREET - SIZES AND LOCATIONS ARE APPROXIMATE
- 05 EXISTING CURB, TO BE ABANDONED
- 06 NOT USED
- 07 EXISTING PARKING WITH STRIPED SPACES WITH ONE SPACE CONVERTED TO ADA PARKING AISLE. SEE DETAILS SHEET A105 FOR ADA PARKING LAYOUT.
- 08 PARALLEL PARKING SPACE
- 09 NOT USED
- 10 NOT USED
- 11 TOE OF EXISTING EMBANKMENT AT ALLEY
- 12 EXISTING POLE-MOUNTED BUSINESS SIGN SHALL BE RELOCATED.
- 13 EXISTING ASPHALT PAVED AREA
- 14 NOT USED
- 15 EXISTING PROPERTY LINE TO BE REMOVED. TAX LOTS 2101 & 2103 WILL BE COMBINED BY A SINGLE PARCEL PARTITION PLAT. SEE SURVEY BY NEATHAMMER DATED 02/25/2020.
- 16 EXISTING PROPERTY LINE TO REMAIN. TAX LOT 2200 TO REMAIN UNCHANGED.
- 17 PLANTING AREA ALONG PUBLIC RIGHT-OF-WAY
- 18 PLANTING AREA ALONG FRONT OF BUILDING.
- 19 PLANTING AREA BETWEEN COLUMNS.
- 20 RELOCATED POLE MOUNTED BUSINESS SIGN.

BRIAN J. HAWKINS
ARCHITECT, PC

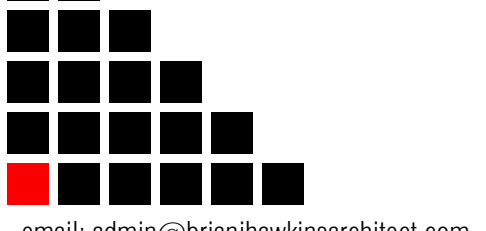
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American Institute of Architects

www.brianjhawkinsarchitect.com

711 East Main Street, Suite 10
Medford, Oregon 97501
Phone: 541.608.2768



email: admin@brianjhawkinsarchitect.com

DRAWING STATUS

FOR PLANNING APPROVAL

03/13/2020

STAMP



PROJECT:

REMODEL & ADDITION

DUSTY'S TRANSMISSIONS

250 FRONT STREET
CENTRAL POINT, OR 97502
37° 2' W 03° 00' E 2101, 2103, 2200

CLIENT:

DUSTY'S TRANSMISSIONS

250 FRONT STREET
CENTRAL POINT, OR 97502

MARK	DATE	DESCRIPTION

ISSUE DATE: March 13, 2020

PROJECT NO: 19C0100

DRAWN BY: CNF

CHECKED BY: BJH

APPROVED FOR THE OWNER DATE

SHEET TITLE

SITE PLAN

A100



KEY NOTES

KEY NOTES FOR THIS SHEET ONLY

- 01 EXISTING UTILITY POLE
- 02 EXISTING STREET LIGHT
- 03 EXISTING STREET TREE W/ GRATE
- 04 EXISTING CURB CUT ALONG FRONT STREET - SIZES AND LOCATIONS ARE APPROXIMATE
- 05 EXISTING CURB, TO BE ABANDONED
- 06 EXISTING CURB, FLUSH WITH GRAVEL DRIVEWAY APRON
- 07 EXISTING PARKING WITH STRIPED SPACES WITH ONE SPACE CONVERTED TO ADA PARKING AISLE. SEE DETAILS SHEET A105 FOR ADA PARKING LAYOUT.
- 08 PARALLEL PARKING SPACE
- 09 OVER FLOW PARKING
- 10 NOT USED
- 11 TOE OF EXISTING EMBANKMENT AT ALLEY
- 12 EXISTING POLE-MOUNTED BUSINESS SIGN SHALL BE RELOCATED
- 13 EXISTING ASPHALT PAVED AREA
- 14 5" CONCRETE SLAB
- 15 EXISTING PROPERTY LINE TO BE REMOVED. TAX LOTS 2101 & 2103 WILL BE COMBINED BY A SINGLE PARCEL PARTITION PLAT. SEE SURVEY BY NEATHAMMER DATED 02/25/2020.
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◆ **ARCHITECT, PC** ◆
Architecture ■ Design ■ Planning
Member
American Institute of Architects
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REMODEL & ADDITION
DUSTY'S TRANSMISSIONS
250 FRONT STREET
CENTRAL POINT, OR 97502
37' 2W 03 DC 2101, 2103, 2200

CLIENT:

DUSTY'S TRANSMISSIONS

250 FRONT STREET
CENTRAL POINT, OR 97502

MARK	DATE	DESCRIPTION

ISSUE DATE: **March 13, 2020**
PROJECT NO: **19C0100**
DRAWN BY: **CNF**
CHECKED BY: **BJH**

APPROVED FOR THE OWNER DATE

SHEET TITLE

ENLARGED SITE PLAN

A101